Docket Item # 1
BAR CASE # 2011-0316

BAR Meeting
November 30, 2011

ISSUE: Request for Alterations

APPLICANT: American Day School by Masood Amintinat

LOCATION: 1108 Oronoco Street

ZONE: CSL/ Commercial service low zone

STAFF RECOMMENDATION: Staff recommends approval of the application, with the following conditions:

1. That the final color choices be approved by Staff in the field;
2. That the recessed patches of previous openings on the east and south facades are filled in flush with the surface, so that all four elevations have a smooth, cohesive look.

**EXPIRATION OF APPROVALS NOTE: In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of final approval if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.

**BUILDING PERMIT NOTE: Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including siding or roofing over 100 square feet, windows and signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-746-4200 for further information.


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BAR CASE #2011-0316
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I. ISSUE:
The applicant is requesting a Certificate of Appropriateness in order to apply EIFS (Exterior Insulation and Finish System) to the exterior of all four elevations of 1108 Oronoco Street.

II. HISTORY:
The one-bay, one-story commercial building at 1108 Oronoco Street was constructed in **1952**. It is faced with brick on the north façade and concrete block on the remaining elevations. A brick parapet conceals the flat roof. The utilitarian commercial building is extremely simple in style, with no character-defining architectural features.

The BAR recently approved a Permit to Demolish/Encapsulate and a Certificate of Appropriateness in September for several reconfigurations of door and window openings, replacement doors and windows, awnings, relocation of mechanical units, and a 6 foot high fence (BAR2011-0238; BAR2011-0239; 9/14/2011). No other BAR approvals were located.

The Uptown/Parker-Gray National Register Historic District lists this as a contributing resource.

III. ANALYSIS:
The proposed project complies with Zoning Ordinance regulations.

EIFS is an insulated cladding system that is highly energy efficient and lightweight. It is also referred to as synthetic stucco, outsulation, or Dryvit. The rigid foam and acrylic finish material is applied to the exterior of the building wall in layers and comes in a variety of colors and textures. The applicant is proposing a color scheme that coordinates with the Monarch mixed use development across the street. While the applicant has selected the colors seen in figure 8, there is a slight chance of color variation and therefore, Staff recommends that the final color scheme be approved by Staff in the field. The applicant is proposing a fine Sandpebble Fine finish or a more smooth Lymestone finish, both of which Staff feels is appropriate.

While Staff would not support the application of EIFS on an early masonry building, Staff feels the application in this case is acceptable given the simple, vernacular façade of this industrial, mid-twentieth century, brick and concrete block building. Applying EIFS to the facades will provide a uniform front devoid of the patches that have resulted from the numerous window and door reconfigurations that have occurred over time. While the initial application did not include filling in the recessed patches on the east and south facades, the applicant has since worked with Staff on filling in these areas so that once the project is finished, all four elevations will have a smooth, cohesive look. In addition to providing a unified look, the application of this insulation material will help support the City's Eco-City Initiative, as it can be highly energy efficient.

The Old & Historic Alexandria District Board of Architectural Review has approved this type of material on a number of buildings including the façade of the Downtown Baptist Church at 212 S Washington Street (BAR1993-0095) and on the cell towers located on the top of the Torpedo

Factory at 105 N Union Street (BAR2010-0220).

Staff recommends approval of the application, with conditions.

STAFF:
Courtney Lankford, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS:
Legend: C – Code Requirement R – Recommendation S – Suggestion
F- Finding

Code Administration:

F-1 The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact Ken Granata, Acting Plan Review Supervisor at ken.granata@alexandriava.gov or 703-746-4190. (Code)

C-1 Building permits are required for this project. Five sets of *construction documents* sealed by a *Registered Design Professional* that fully detail the construction.

C-2 Construction must comply with the current edition of the Uniform Statewide Building Code (USBC).

V. IMAGES:

Figure 1: North and East Façade of 1108 Oronoco.

Figure 2: East Façade of 1108 Oronoco.

Figure 3: North and West Façade of 1108 Oronoco.

Figure 4: West Façade of 1108 Oronoco. Note the color scheme of the mixed use develop in the background.

Figure 5: South Façade of 1108 Oronoco.

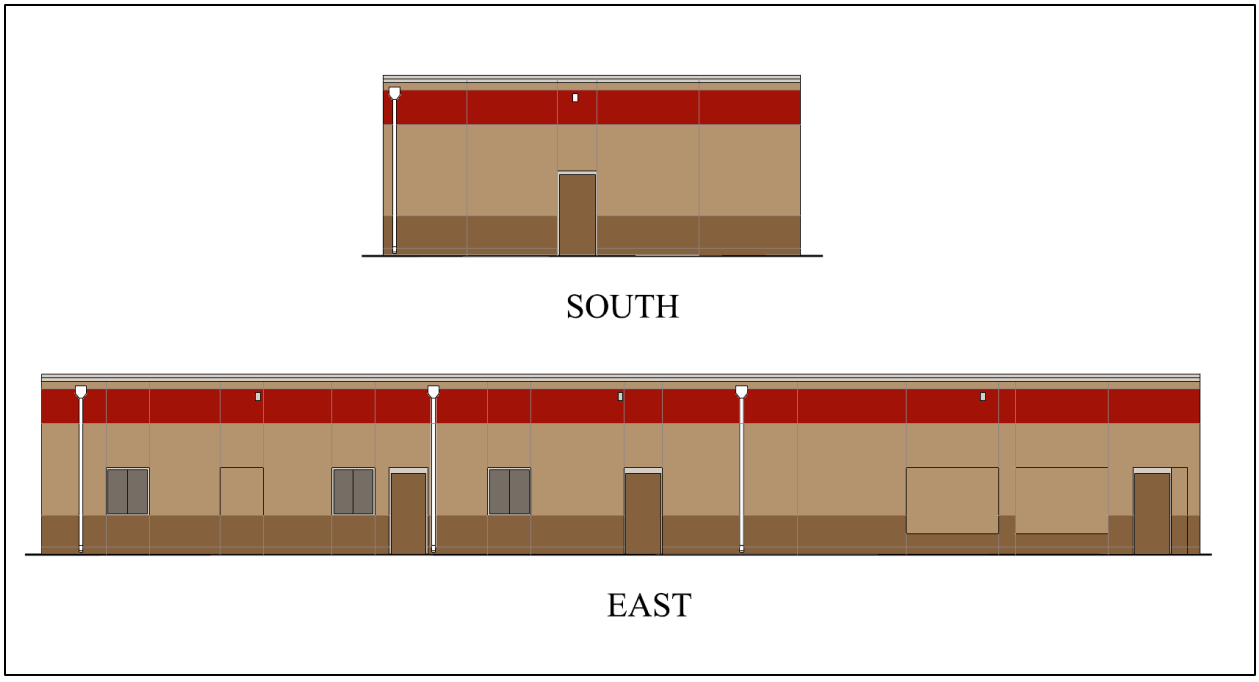

Figure 6: 1st Submission: Proposed South and East Elevation.

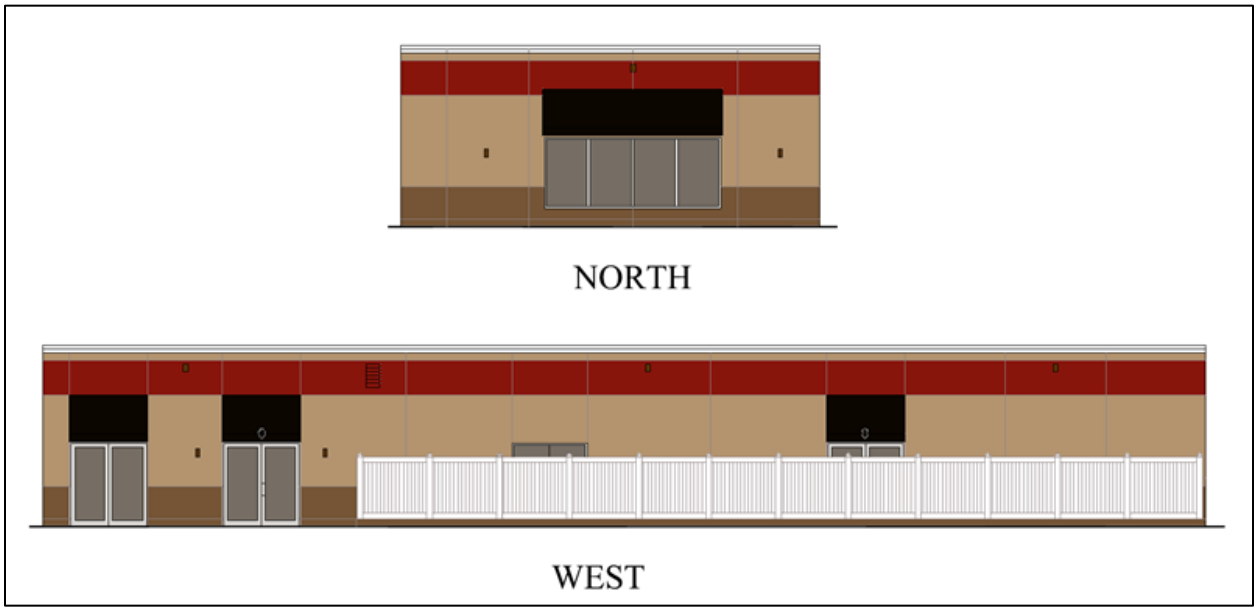

Figure 7: Final Submission: Proposed North and West Elevation.

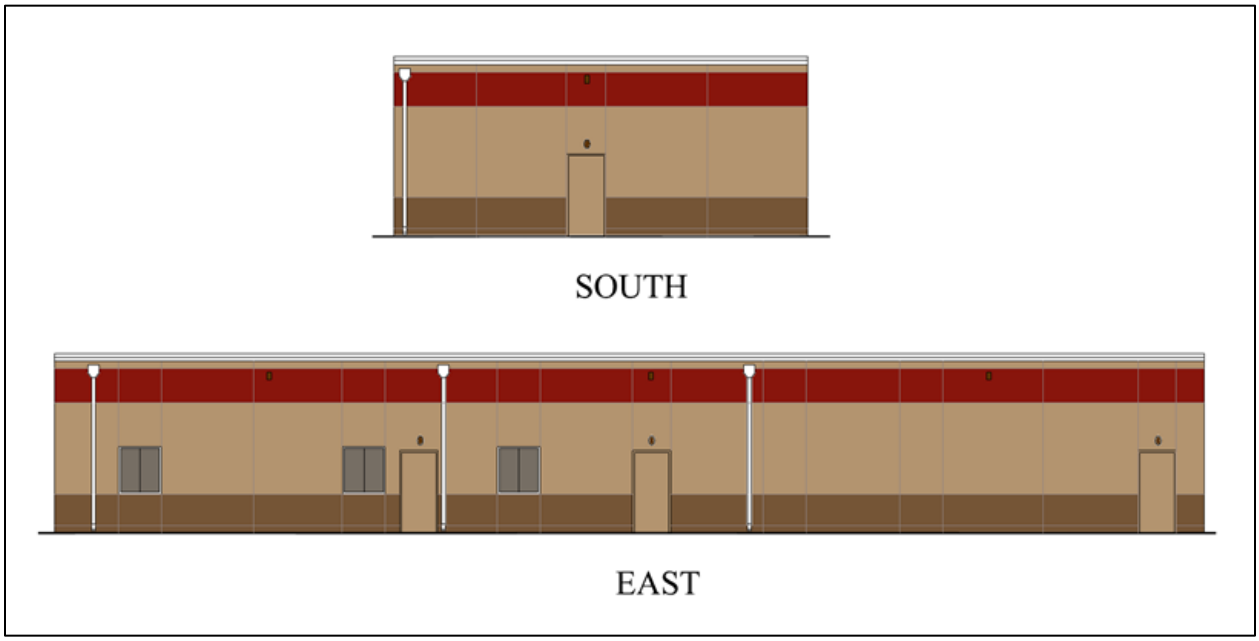

Figure 8: Final Submission: Proposed South and East Elevation.

Figure 9: Proposed colors.

Figure 10: Proposed texture of EIFS.